

Prepared For You By:

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Single Family Residential **2093656 A** 16 EVERGREEN SQUARE Unit #/Level: / \$109,900
 1.5 STORY / CONDO SAVOY, IL 61874 **Region: 07 Area: 1 Grid: 81**



2009 Champaign County AOR

Bedrooms: 2 County: CHAMPAIGN
 Full Baths: 2 Town: Yes
 Half Baths: 0 Zoning:
 Total Baths: 2
 Garage: 1 CAR GARAGE ATTACHED
 Subdiv: EVERGREEN SQ Grade School: SOC
 CONDOS
 Near: LYNDHURST Jr. High: CALL UNT 4
 351-3701
 Acres: Senior HS: CENTRAL
 Lot Size: CONDO Fire Protect. Dist: SAVOY
 Apx Age: 27 PIN: 03-20-25-305-011
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	22'0"X13'8"	1	Carpet		BDR1:	12'8"X11'8"	1	Carpet	Upper SF: 470 Bsmnt SF: 0
DIN:					BDR2:	11'11"X11'9"	2	Carpet F	Main SF: 700 Fin Bsmnt SF:
KIT:	8'3" X 6'10"	1	Vinyl		BDR3:				Lower SF: 0 Tot. Fin SF: 1170
FAM:					BDR4:				UnFin Low SF:
UT:					BDR5:				Approx. SF: 1170
OTHR:									
OTHR2:									

Tax Yr: 2008 Total Tax: 2000 # Exemp.: 1
 HOA Fees: \$ HOA M/A: Condo Fees: \$110 Condo M/A: M
 Other Fees: \$ Other M/A:

Family Room Y/N: No Fireplace Y/N: Yes Din Y/N: Yes Bd Suite Y/N: Yes
 Foundation Type: SLAB New Const. Y/N: No Const. Phase: Finished Orientation: E
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

Architecture: Sewer: Sewer HVAC: Central A/C , Forced Air
 Outbuildings: Water: Municipal Fuel Types: Natural Gas
 Exterior: Cedar Basement: Walls: Drywall
 Fireplace: Wood

Misc Interior: Bedroom on Level 1 , Cathedral Ceiling , Laundry Room , Pantry , Walk-in Closet
 Electrical: 100 AMP
 Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove , Refrigerator
 Misc Exterior: Patio
 Docs on File:

Directions: From Burwash, N onto Lyndhurst, then W onto Evergreen

Remarks: This unit offers a rare opportunity to own a 2 full bath condo in a desirable location with low Savoy real estate taxes for less than \$110k! This condo development features well manicured common green space, and this particular unit is an end unit, offering extra natural light and backing right up to Burwash Park. The living room features a cathedral ceiling, wood-burning fireplace & abundant natural light. The efficiently designed galley kitchen includes a pantry, a large pass-through window to the living room & a door that opens to the patio--perfect for grilling. Both bedrooms feature walk-in closets and adjacent full baths. This unit enjoys an oversize patio area with mature landscaping & a view of the commons & the park. **See full photo tour.**

Possession: 30 DAYS



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Photo Gallery MLS# R2093656A



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